

Lot #27

44-2-112 ✓

43-27

001030

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT PAUL J. MITCHELL in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by ASSOCIATED BUSINESS BROKERS d/b/a PEACH TREE BUILDERS whose mailing address is

TRANSFER  
TAX  
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said ASSOCIATED BUSINESS BROKERS d/b/a PEACH TREE BUILDERS, its successors and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #27 as designated on a Plan entitled "A Plan of Clearview Avenue", dated February 7, 1969 and recorded in the Kennebec County Registry of Deeds, Plan Book 40, Page 39. Subject to and conveyed with said Lot #27 are protective covenants, which shall run with the land, as described in a declaration of protective covenants recorded in the Kennebec County Registry of Deeds recorded in Book 3211 at Page 191.

Meaning and intending to convey a portion of the premises conveyed to the said Paul J. Mitchell by warranty deed of Brihunt Corporation dated July 13, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3198, Page 229.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said ASSOCIATED BUSINESS BROKERS d/b/a PEACH TREE BUILDERS, its successors and assigns, to its use and behoof forever.

And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said ASSOCIATED BUSINESS BROKERS d/b/a PEACH TREE BUILDERS, its successors and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, I, the said PAUL J. MITCHELL, joining  
in this deed as Grantor, and relinquishing and conveying all  
rights by descent and all other rights in the above described  
premises, have hereunto set my hand and seal this 15<sup>th</sup> day  
of DECEMBER, 1987.

Signed, Sealed and Delivered  
in presence of

Paul J. Mitchell  
PAUL J. MITCHELL

STATE OF MAINE  
County of

Dec. 15, 1987

Then personally appeared the above named PAUL J. MITCHELL  
and acknowledged the foregoing instrument to be his free act and  
deed. Before me,

Richard Caxon  
Notary Public/Attorney at Law

RICHARD CAXON

RECEIVED KENNEBEC SS.

1987 DEC 18 PM 1:38

RECORDED FROM ORIGINAL